



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Mayor Pro Tem/Commissioner – Pamala Harrison-Bivins – Seat 2

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

August 22, 2022 7:00 PM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

1. Call to Order

2. Consent Agenda/Informational Items

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

A. *MINUTES FOR APPROVAL: JULY 11, 2022 REGULAR COMMISSION MEETING*

B. *MINUTES FOR APPROVAL: JULY 25, 2022 REGULAR COMMISSION MEETING*

C. *EXPENDITURE REPORT*

D. *SP 2203-003 VILLAS AT WILDWOOD*

E. *PEPPERTREE TERRACE RIGHT-OF-WAY DEED*

F. *EASEMENT AGREEMENT - BETHANY ESTATES ENTERPRISES*

G. *BUDGETED FINANCIAL ITEMS*

1. *SCITEXT SYSTEM FOR VT-SCADA / WARFIELD MUNICIPAL COMPLEX
IN THE AMOUNT OF \$19,000*

2. *MANHOLE RING & COVERS IN THE AMOUNT OF \$16,893.75*

3. *PAYMENT AUTHORIZATION FOR AN EMERGENCY STORMWATER
REPAIR IN THE AMOUNT OF \$11,106*

4. *APPROVAL FOR THE PURCHASE OF ONE (1) 2022 FORD ESCAPE
FROM DUVAL FORD IN THE AMOUNT OF \$23,705.00*

3. Presentations and/or Proclamations

4. Public Hearings - Timed

A. ***ORDINANCE NO. O2022-61 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2205-005 Wildwood Landing Phase 2

PARCEL D33-045

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Rural Residential (Sumter County) to Medium Density Residential (City) for parcel D33-045 on 7.35 acres MOL. This request is accompanied by rezoning request RZ 2205-005 (O2022-62).

Special Magistrate recommends approval.

B. ***ORDINANCE NO. O2022-62 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2205-005 Wildwood Landing Phase 2

PARCEL D33-045

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR2.5C (Sumter County) to R-3 (City) for the parcel listed above on 7.35 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2205-005 (O2022-61).

Special Magistrate recommends approval of Ordinance Number O2022-62, subject to approval of O2022-61, which establishes a Future Land Use appropriate to the proposed zoning.

- C. ***ORDINANCE NO. O2022-63 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2205-004 Turkey Run

Parcels G05V004, G05V005 and portions of G05V006, G05V007, G05V008, G05V009 & G05V012

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Central Mixed Use (CMU) for the parcels listed above on approximately 6 acres MOL.

Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2022-65 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2205-004 Turkey Run

PARCELS G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012 & G05V013

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from PUD to Central Mixed Use (CMU) for the parcels listed above on 41.09 acres MOL.

Special Magistrate recommends approval.

- E. ***ORDINANCE NO. O2022-56 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE***

MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CP 2206-004 Townhomes at Powell

Parcels G04-018 & G04-009

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Central Mixed Use (City) for the parcels listed above on 12.74 acres MOL.

Special Magistrate recommends approval.

- F. ***ORDINANCE NO. O2022-64 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2206-004 Townhomes at Powell

Parcels G04-018 & G04-009

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5C, RR1C and R2M (Sumter County) to CMU (City) for the parcels listed above on 12.74 acres MOL.

Special Magistrate recommends approval.

- G. ***ORDINANCE NO. O2022-66 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2206-003 Stokes Industrial

Parcels G07J001 & G07J002

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Public Facilities (City) to Industrial (City) for parcels G07J001 and G07J002 on 0.96 acres MOL. This request is accompanied by rezoning request RZ 2206-003 (O2022-67).

Special Magistrate recommends approval.

- H. **ORDINANCE NO. O2022-67** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RZ 2206-003 Stokes Industrial

PARCELS G07J001 & G07J002

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from PEU (City) to M-1 (City) for the parcel listed above on 0.96 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-003 (O2022-66).

Special Magistrate recommends approval of Ordinance O2022-67 subject to approval of O2022-66, which establishes a Future Land Use appropriate to the proposed zoning.

- I. **ORDINANCE NO. O2022-58** - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WILDWOOD BTR, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

PD 2205-002 Villas PD Amendment

Parcel G05-032

The applicant seeks approval from the City Commission for a Planned Development (PD) amendment on property zoned R-4 consisting of 192 residential units on 18.66 acres MOL.

Special Magistrate recommends approval.

5. Public Forum - 4 minute time limit

6. Ordinances First Reading Only (No Vote)

- A. **ORDINANCE NO. O2022-68** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 20 ACRES LOCATED ON WEST OF MARSH BEND TRAIL AND APPROXIMATELY 0.75 SOUTH OF WARM SPRINGS AVENUE, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE

CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN 2206-001 Pointe Grande Wildwood

Parcel G33-105

The applicant, Tara Tedrow on behalf of the owner, Sequoia Commercial Center, LLC, has submitted a voluntary annexation application for parcel G33-105. The property to be annexed totals 20 acres MOL and is located on the west side of Marsh Bend Trail and approximately 0.75 miles south of Warm Springs Avenue.

Staff recommends approval.

- B. ***ORDINANCE NO. O2022-69 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 16.71 ACRES LOCATED ON US 301 SOUTH OF CR 108, IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

AN 2206-003 Evolve at Wildwood

D17-050, D17-058, D17-072 & D17-110

The applicant, Evolve Companies, LLC, on behalf of the owners, Donald Jones, Keith Jones, Ronald Jones, Barbara Cash & Dianne Thibodeau, has submitted a voluntary annexation application.

Staff recommends approval.

7. Resolutions for Approval

- A. ***RESOLUTION NO. R2022-13 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING POLICY 4.3 RECRUITING OF THE PERSONNEL RULES AND REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE.***

Amending the Personnel Rules and Regulations Pertaining to Recruitment

Staff recommends approval

- B. ***RESOLUTION NO. R2022-14 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AUTHORIZING THE PARKS & RECREATION DEPARTMENT TO IMPLEMENT A BACKGROUND SCREENING POLICY; PROVIDING FOR AN EFFECTIVE DATE.***

Parks & Recreation Background Screening Policy

Staff recommends approval.

- C. ***RESOLUTION NO. R2022-15 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, NOTING THAT PROPOSED ORDINANCE NO. O2022-52 WAS NEVER ADOPTED AND WAS ERRONEOUSLY RECORDED AND PROVIDING FOR AN EFFECTIVE DATE.***

Correcting Erroneously Recorded Ordinance O2022-52

Staff recommends approval.

- D. ***RESOLUTION NO. R2022-16 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, NOTING THAT PROPOSED ORDINANCE NO. O2022-53 WAS NEVER ADOPTED AND WAS ERRONEOUSLY RECORDED AND PROVIDING FOR AN EFFECTIVE DATE.***

Correcting Erroneously Recorded Ordinance O2022-53

Staff recommends approval.

8. Financial & Contracts & Agreements

- A. *QUOTE FOR SERVICES TO AMEND THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS FOR THE NOT-TO-EXCEED AMOUNT OF \$40,000*
- B. *MUNICIPAL SERVICES COMPLEX PAY APP #15 IN THE AMOUNT OF \$84,666.22*
- C. *CITY OF COLEMAN INTERLOCAL SERVICES BOUNDARY AGREEMENT*

9. General Items for Consideration/Discussion and Other Business

10. Appointments

11. City Manager Reports

- A. *SET THIRD BUDGET WORKSHOP FOR AUGUST 29TH AT 9AM*

12. Other Department Reports

A. *DEVELOPMENT SERVICES UPDATE APRIL 22 TO JUNE 22*

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

August 29, 2022 - Third Budget Workshop at 9am

September 2, 2022 - Friday Night Fall Ball at Millennium Park Baseball Fields from 6-9pm

September 9, 2022 - 9/11 Remembrance Ceremony at City Hall at 9am

September 12, 2022 - City Commission Meeting at 7pm

September 16, 2022 - Community Clean-up Event at MLK Community Center at 8:30am

September 26, 2022 - City Commission Meeting at 7pm

August 22, 2022 7:00 PM